

Missouri City Development Services Department

Bi-Weekly Report

Period of 2-20-2019 through 3-05-2019.

The City of Missouri City Development Services Department is pleased to provide the Bi-Weekly Development Report for the period beginning 2-20-2019 through 3-05-2019. This period's highlights include the following:

- 1. Disaster Assistance Program:** The Texas General Land Office (GLO) allocated \$100 million in Community Development Block Grants for Disaster Recovery (CDBG-DR) funds to reimburse homeowners for up to \$50,000 in out-of-pocket expenses to repair their Hurricane Harvey damaged homes. To be eligible for this program, the home must be the owner's primary residence and eligible repairs must have been completed prior to the application launch date of Feb. 28, 2019. Applications are available online at <http://recovery.texas.gov/hrp/> and local officers listed on next page, so apply quickly!

HOMEOWNER REIMBURSEMENT PROGRAM APPLICATION DOCUMENT CHECKLIST



❑ VALID PHOTO I.D. FOR APPLICANT



- Driver License
- State/Government-Issued I.D.
- Passport

❑ PROOF OF CHILD SUPPORT PAYMENT (if applicable)



- Documentation of current child support payments
- Documentation of a payment plan

❑ INCOME INFORMATION FOR ALL ADULT HOUSEHOLD MEMBERS (18+)



- Latest tax return (IRS form 1040) signed and submitted OR

- Salary/Wage: last 3 months of pay stubs OR signed statement from employer stating wage and frequency of payment



- Benefits: social security or disability, retirement, TANF, pension or annuity - current letter of benefits should include benefit amount

❑ ITEMS BY PROGRAMS



- Photos showing damage to the home as a result of Hurricane Harvey
- Receipts or invoice for the home repairs that have been made to the damage property as a result of Hurricane Harvey



- Bank account statement or credit card statement used for the repairs/replacement of the damages to the home
- Documentation that work was performed: photos, contractor work completion documentation, and certificate of occupancy, if applicable

❑ PROOF OF OWNERSHIP (1 of the following)



- Property tax records (must have proof of payment/tax records)
- Warranty Deed
- Fee simple title
- 99-year leasehold interest as lessee



- Life estate/trusts
- Court order/affidavit/succession
- Proof of mortgage
- Act of Donation

❑ DISASTER ASSISTANCE PREVIOUSLY RECEIVED



If a homeowner received Harvey-related assistance for damages from the storm from any source, he/she should provide documentation and information about the amount received, homeowner name, damaged residence address, and the use of those funds.

Typical sources include:



- FEMA Award Letter
- SBA Award Letter
- Insurance (obtain a copy of the Claim Summary outlining structural payments vs. contents)



- Any other sources of funds or assistance provided to repair the home
- If you are in a floodplain, you may be asked for flood insurance coverage even if claims have not yet been paid out.

❑ PROOF OF PRIMARY RESIDENCY/OCCUPANCY (1 of the following)



- Homestead Tax Exemption; OR
- Documentation from the month preceding or the month of the event for which the homeowner is applying for assistance. The applicant or co-applicant's name and address must match the information on the application:



- 2017 tax records demonstrating homestead exemption for the property of application
- Utility bill (electric, phone, water, etc.)
- Voter registration card



- Credit card statement
- Bank account statement
- Homeowners insurance policy (declarations page)

All records must be from the month preceding or month of the event for which the homeowner is applying for assistance and must match the name and damaged property address on the application.

THE FOLLOWING DOCUMENTS MAY ALSO BE NEEDED FOR PARTICIPATION IN THE PROGRAM:

- Proof of Current Flood Insurance (applicants in Flood Zone)

- Translation services will be available upon request.

After your initial application is submitted, a housing counselor will advise you of any additional required documentation.

► QUESTIONS?

✉ Email cdr@recovery.texas.gov

☎ Call 1-844-893-8937

🌐 <http://recovery.texas.gov/hrp/>



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2. **Development Report-** Report provides permit activity, fees and values, Nonresidential Certificates of Occupancy (CO) report (Excel spreadsheets), Pre-Development Meetings Updates, and Substandard Structures Update.

A: Pre-Development Meetings:

Meeting Date	Council District	Proposed Development	Address/Location
Thurs. 2/21/2019	D	Pre-Development Mtg: Sienna Plantation Sec. 3A:33A/B/C, 34A/B, 37, Heritage Pkwy A/B, Sienna Oaks Drive A	(Sienna Parkway and Plantation River Blvd)
Thurs. 2/21/2019	C	Pre-Development Mtg: Oyster Creek Commerical	(S. Hwy 6 and Oyster Creek Drive)
Tues. 2/26/2019	A	Pre-Development Mtg: KIPP Texas Public Schools Adaptive Reuse Project	(13927 S. Gessner Rd)
Tues. 3/05/2019	C	Pre-Development Mtg: Tang City Plaza	(4899 S. Hwy 6)

Permit Activity:

Building Permits: 1,766 permits were issued thus far fiscal year 2019, (162 permits were issued to-date in March), with an estimated **\$26,111,186.53** in project value to-date for March; (with **\$142,591,278.88** fiscal year valuation to-date); and **\$85,652.25** was collected in fees in March to-date, and for the new fiscal year to date, **\$737,156.75** was collected in permit fees.

Alarm Permits: A total of **134** alarm payments were processed during March to-date, with fees collected of **\$6,657.50** in February to-date, and **\$147,833.25** was collected in fees totaling for this fiscal year.

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Table B: Permit applications

Date Submitted	Address/location	Project Name	Description	Valuation
2/21/19	111 Green St @ Brown St	CenterPoint Energy ROW	Utilities in ROW	N/A
2/21/19	5330 Sienna Pkwy	Comcast ROW	ROW HDPE Conduit	N/A
2/22/19	8035 Hwy 6	Oyster Creek Commerce	Civil Only	\$980,000
2/22/19	2440 Texas Pkwy Ste 270	Sa'Shay Hair & Spa Studio	Commercial Change of Occupant	N/A
2/22/19	1510 5 th St	Holy Family Catholic Church	Maglocks	\$3,042.50
2/26/19	4899-C Hwy 6 Ste 202	Aria Dental	New Lease Space Buildout	\$46,000
2/26/19	4899-C Hwy 6 Ste 203	Aria Dental	New Lease Space Buildout	\$46,000
2/26/19	4502 Riverstone Blvd Ste 802	BKT Restaurant Group	Commercial Change of Occupant	N/A
2/26/19	6127 Hwy 6	Jollibee	Commercial Alteration	\$170,000
2/26/19	8318 Hwy 6	Circle K	Commercial Change of Occupant	N/A
2/26/19	2975 Texas Pkwy	Circle K	Commercial Change of Occupant	N/A
2/26/19	1023 Buffalo Run	Barnhardt MFG	Civil/Shell Only	\$4,200,000
2/26/19	9101 Sienna Crossing Dr. Ste 900	Tune Up Manly Hair Salon	New Lease Space Buildout	\$102,000
3/1/19	14923 Fairway Pines Dr.	Allied Fittings	High Pile Storage	\$344,475.36
3/4/19	6000 Hwy 6	Targer	Interior/Exterior Remodel & Site Work	\$4,500,000
3/5/19	1544 Kenforest Dr.	IBO Pharmacy	Commercial Change of Occupant	N/A

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Table C: 2018-2019 FY - Permit Totals

Month	Number of Permits by Month	Number of Permits by Month (YTD)	Estimated Value by Month	Estimated Value (YTD)	Permit Fees Collected	Permit Fees Collected (YTD)
September, FY 2018	262	6,723	\$13,583,431.18	\$383,988,931.16	\$87,836.92	\$2,042,959.57
October, FY 2019	357	357	\$27,615,759.27	\$27,615,759.27	\$155,180.69	\$155,180.69
November	251	608	\$28,417,636.82	\$56,033,396.09	\$141,978.80	\$297,159.49
December	415	1,023	\$17,759,539.27	\$73,792,935.36	\$85,783.69	\$382,943.18
January	259	1,282	\$15,981,815.94	\$89,774,751.30	\$108,184.52	\$491,127.70
February	322	1,604	\$26,705,341.05	\$116,480,092.35	\$160,376.80	\$651,504.50
March	162	1,766	\$26,111,186.53	\$142,591,278.88	\$85,652.25	\$737,156.75
April						
May						
June						
July						
August						
September						

Table D: Alarm Permit Report:

Month	Number of Alarm Permits by Month	Alarm Permit Fees Collected by Month	Alarm Permit Fees Collected (YTD)
September	315	\$16,261.00	\$437,760.56
October	455	\$24,450.00	\$24,450.00
November	546	\$27,732.00	\$52,182.00
December	577	\$29,807.00	\$81,989.00
January	450	\$32,546.75	\$114,535.75
February	522	\$26,540.00	\$141,175.75
March	134	\$6,657.50	\$147,833.25
April			
May			
June			
July			
August			

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Substandard Properties Update

2211 Glenn Lakes Ln

- A civil action (Ch. 54) was taken against the homeowner in district court.
- Permits have been obtained for construction work to be conducted on the house.
- Inspections will be conducted by the building inspectors as needed, until the work is completed.
- The property owner fired the contractor. The contractor notified the City that they are no longer the contractor and requested permits they pulled be voided.
- Property is currently between contractors.
- The dumpster and port-o-potty have been removed from the property. There continues to be brick/rubble and some junk on the property.
- The Ch. 54 action is still open, legal is working on a repair agreement.
- A repair agreement has been sent to the property owner's attorney. Legal is waiting on a response.
- Legal has not received a response from the property owner's attorney, a motion will be filed with the Court.
- No new updates.
- On 7/10/2017, CE Officer McKeever conducted an inspection of the property and found the location to still be in violation. Legal was notified of CE Officer McKeever's findings.
- August 25, 2017 – August 30, 2017: Hurricane Harvey
- No new updates
- As of 10/11/2017, the property owner's attorney never responded to Legal's request for a repair agreement.
- 10/16/17, Legal advised an outside attorney has been hired to complete the Chapter 54 litigation. Before moving forward, the outside attorney has requested an inspection for the property. Legal staff and the Building Official are working together to obtain a warrant for an inspection of the location.
- 10/25/17, staff served a warrant to conduct an inspection of the location. CE Supervisor Cynthia Rex, CE Officer Paul McKeever, Building Official Kirk Allen and Deputy Building Official Fernando Garcia were all present at the time the warrant was served. Staff took photos and provided them to legal for further action.
- No new updates.
- On 1/4/18, Legal advised that they are in the process of writing a motion to be filed with the Court to compel the property owner to complete the repairs to her home.
- On 1/9/18, Legal filed a new motion (amended petition) with the Court. A hearing is scheduled for 2-12-18.
- On 2/15/18, Legal advised that the City and the property owner have been ordered to mediation.
- Remediation is scheduled for 3/15/2018.
- The property owner was ordered to complete the repairs to her home.
- A follow up inspection of the location was conducted on 5/17/2018, which found repairs being made to the property.
- On 8/30/18, Legal advised that the property owner fired the contractor and repairs were not completed. Legal is working with independent council to file a motion with District Court to compel the property owner to complete the repairs to her home.

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- 9/29/18, the plaintiff's Motion to Enforce Mediated Settlement Agreement and Proposed Order Enforcing Mediated Settlement Agreement is filed.
- 10/10/18, an oral hearing is scheduled at 9:00 AM in Judge Hawkins Court on Plaintiff's Motion to Enforce Settlement Agreement.
- 10/29/18, the defendant does not appear for hearing. Judge denies ruling on motion as submitted, City postpones hearing to file amended motion.
- 11/7/2018, Proposed Order Entering Final Judgment and Plaintiff's Motion for Entry of Final Judgment was filed.
- 11/19/2018, an oral hearing took place with outside counsel and Defendant's counsel present. The judge declined to issue a ruling on Plaintiff's amended motion.
- 12/13/2018, Plaintiff submitted proposed order of Final Judgement.
- The judgment was entered on 12/18/18 and was put in the mail on 12/21/18; Santangelo received it on 12/27/18. The judgment enters the mediation agreement entered into by both parties on 3/17/18 into the court's judgment, making it enforceable against Defendant by any available legal remedy.
- On 2/28/19, the Legal Department advised that the property was inspected by Development Services and passed its final inspection bringing the property into compliance.

(Source: Code Enforcement Division Report 03/06/2019)

Certificates of Occupancy Fiscal Year 2018-2019

Address	Business Name	Type of Business	Date Issued
September, 2018			
2918 Lake Villa Dr	Lake Front Residential Care Living	Residential Care Facility	9/5/2018
723 Buffalo Run	Lakeview Business Park	Shell Building	9/6/2018
735 Buffalo Run	Lakeview Business Park	Shell Building	9/6/2018
735 Buffalo Run	Willbanks	Business/Factory/Warehouse	9/6/2018
7110 Hwy 6 Ste D	Aadam Quraishi	Medical	9/6/2018
3019 FM 1092 Rd	Quail Valley Middle School	Educational	9/6/2018
3100 Lake Olympia Pkwy	Lake Olympia Middle School	Educational	9/6/2018
3500 Quail Village Dr	Quail Valley Elementary School	Educational	9/6/2018
12101 McLain Blvd Ste 100	Lowes	Business/Storage	9/10/2018
1969 Texas Pkwy	Nails by Heather	Business	9/12/2018
1306 FM 1092 Rd Ste 507	Children's Reading College	Tutoring	9/12/2018
12712 Fondren Rd	Stripes 40999H	Convenience Store	9/13/2018
14523 Fairway Pines Dr.	LT Foods Americas LLC	Business/Storage/Factory	9/13/2018
2015 Hwy 90A	Tint World	Business	9/14/2018
13110 S Gessner Rd Ste 200	Sunrise Cleaners Alteration & Shoe Repairs	Dry Cleaners	9/14/2018
3403 Texas Pkwy	Family Dollar	Mercantile	9/14/2018
1020 Fm 1092 Rd	Murphy Auto Care	Mechanic Shop	9/20/2018
521 Hwy 90A Ste 190	Nature Best	Business	9/21/2018
2200 Fm 1092 Rd Ste H	Ocines I, Inc.	Business	9/24/2018
9540 Hwy 6	Arby's	Restaurant	9/25/2018
2547 Cartwright Rd	Face to Face Consulting	Business	9/25/2018
711 Buffalo Run	Lakeview Business Park	Shell Only	9/25/2018
711 Buffalo Run	Pocas	Business	9/25/2018
1765 Texas Pkwy	Coco Nails	Nail Salon	9/26/2018
October, 2018			
8740 Hwy 6 Ste 100	Club Pilates	Exercise Studio	10/1/2018
4722 Riverstone Blvd Ste 100	Pine Cone Therapies, LLC	Business	10/2/2018
2003 Hwy 90A	Wisdom & Faith Title Service	Insurance Office	10/3/2018
2306 Texas Pkwy	DT Jones Trucking, LLC	Driving School	10/9/2018
5730 Hwy 6	Riverstone Shopping Center	Shopping Center	10/12/2018
614 Texas Pkwy Ste 600	Minuteman Press	Printing Office	10/12/2018
2604 FM 1092 Rd	AC Self Storage	Storage	10/16/2018
9011 S Sam Houston Pkwy W Ste 170	Lab Animals	Business/Storage	10/17/2018
8740 Hwy 6 Ste 100	Club Pilates	Exercise Studio	10/17/2018
14847 Fairway Pines Dr	Rich Products Corporation	Business/Storage	10/23/2018
2127 Hwy 6 Ste B	Live Rite Pharmacy	Pharmacy	10/24/2018
4502 Riverstone Blvd Ste 1001	Texas ABA Therapy	Professional Services	10/29/2018
4747 Hwy 6	Sweets in the Sky	Food Establishment	10/31/2018
9211 Hwy 6	Lupe Tortilla	Food Establishment	10/31/2018
9000 Sienna Ranch Rd	Baines Middle School	Educational	10/31/2018
November, 2018			
11718 N Garden St Bldg H	Post Edge International	Business/Mercantile	11/2/2018
6144 Sienna Ranch Rd Ste 200	Spring Green Pharmacy	Pharmacy	11/2/2018
9011 S Sam Houston Pkwy W Ste 190	Ham-Let	Office/Warehouse	11/2/2018

Certificates of Occupancy Fiscal Year 2018-2019

Address	Business Name	Type of Business	Date Issued
4899-C Hwy 6	Tang City Plaza	Shell Building	11/5/2018
5855 Sienna Springs Way	Fort Bend County Annex	Educational/Business	11/7/2018
1306 FM 1092 Rd Ste 508	SAS MFG, Inc	Business	11/9/2018
1539 Texas Pkwy	Royal Food Mart	Convenience Store	11/13/2018
13207 Stafford Rd Ste 300	Dove Manufacturing, LLC	Office/Factory	11/14/2018
4714 Riverstone Blvd	Offices at Riverstone	Shell Building	11/14/2018
7746 Hwy Ste F	Snap Fitness	New Lease Space Buildout	11/20/2018
7746 Hwy 6 Ste F	Snap Fitness	Gym	11/28/2018
2431 A FM1092 Rd	Kase RX Pharmacy	Pharmacy	11/28/2018
1615 Cartwright Rd	Boost Mobile	Business	11/28/2018
4501 Cartwright Rd Ste 606	JMAC Partners, LLC	Business	11/30/2018
December, 2018			
9011 S Sam Houston Pkwy W Ste 190	Ham-Let	Office/Warehouse	12/2/2018
2609 Trammel Fresno Rd	Fort Bend ISD	Emergency Generator	12/3/2018
3250 Williamsburg Ln	Wellcare Senior Center	Senior Day Care	12/4/2018
13215 Stafford Rd Ste 1000	Forecaster Energy Technology, LLC	Testing Services	12/5/2018
1969 Texas Pkwy	Nails By Heather	Business	12/7/2018
9303 Hwy 6	Shoppes @ Sienna Plantation	Shell Building	12/10/2018
6238 Hwy 6 Ste 34	Upscale Brows & Beauty, LLC	Cosmetic	12/11/2018
9303 Hwy 6	Brooklyn Pizzeria	Restaurant	12/11/2018
6016 Sienna Ranch Rd.	Aldi Food Store	Grocery Store	12/12/2018
3340 Fm 1092 Rd Ste 180	Brandani's Burgers, Tacos, & Brews	Restaurant	12/12/2018
5511 Hwy 6	Taco Bell	Restaurant	12/13/2018
3900 2/3 Raoul Wallenberg Ln	ECO - Site, LLC	New Cell Tower	12/13/2018
9011 S Sam Houston Pkwy W Ste 190	Ham-Let	Warehouse/Office	12/14/2018
2440 Texas Pkwy Ste 100	Wells Fargo Bank	Bank	12/26/2018
January, 2019			
6140 Hwy 6	Post Net	Postal/Shipping Office	1/2/2019
5777 Sienna Pkwy Ste 350	Westport Builders LP	Office	1/4/2019
9211 Hwy 6	Lupe Tortilla	Food Establishment	1/7/2019
5777 Sienna Pkwy Ste 350	The Solace Center Sienna	Mental Health Services	1/8/2019
3451 FM 1092 Rd	The Learning Experience	Institutional (Day Care)	1/9/2019
2651 Cartwright Rd Ste E	Level'd Up Ink	Tatto Shop	1/10/2019
4899-C Hwy 6 Ste 215	Spidersmart Learning Center	Tutoring Center	1/10/2019
9011 S Sam Houston Pkwy W Ste 100	Carrier	Office/Warehouse	1/11/2019
3451 FM 1092 Rd	The Learning Experience	Institutional (Day Care)	1/11/2019
2240 FM 1092 Rd	Cell Techs #2 & Mailing Center	Business	1/14/2019
2360 Texas Pkwy	Gray & Shay	Business	1/15/2019
2817 Dulles Ave	Strident Pharmacy LLC	Pharmacy	1/16/2019
11718 N Garden St Bldg G	Houston Pump & Gear	Business/Storage	1/17/2019
7100 Knights Ct	Olympia Gymnastics	Gymnasium	1/17/2019
13221-A S Gessner Rd	Twinstar Bakery (Wastewater Collection & Transfer Expansion Phase II)	Utilities (IBC 312.2)	1/17/2019
4501 Cartwright Rd Ste 204	Kevin Riles Commercial	Real Estate	1/18/2019
9011 S Sam Houston Pkwy W Ste 100	Carrier	Office/Warehouse	1/22/2019
3335 Hurricane Ln	Hopson Field House	Storage	1/24/2019

Certificates of Occupancy Fiscal Year 2018-2019

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